Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0337/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr Alan Scarratt
33 Hurley Road
Worthing
West Sussex
BN13 2PA

PROPOSAL: Erection of first floor extension and alterations to ground floor elevations.

LOCATION : 12 Broadwater Street East Worthing

DATE REGISTERED 31st March 2008

APPLICANT : Mr and Mrs Mark Cooper

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. AS/541/A which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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Dated : 27th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

2. The development hereby permitted shall not commence until a schedule of materials has been submitted to and agreed in writing by the Local Planning Authority. Furthermore, sample panels of the external finishes shall be constructed on the site, and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter, the development shall be completed fully in accordance with the agreed materials and sample panels.

   Reason: In the interests of visual amenity.

3. Before works commence, details, at a scale of 1:10, of the design, construction, external materials and finishes of the proposed rear dormer, together with details of the design, construction and positions, within their openings, of the proposed windows on the ground and first floors of the extension, and in the glazed rear door, hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be completed fully in accordance with the agreed details.

   Reason: To safeguard the character and appearance of this local interest building and the Broadwater Conservation Area in which it is situated.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as subsequently amended), no windows or other openings, other than those shown on the plans hereby approved, shall be constructed in the north, west and south elevations of the extension, hereby permitted, without the prior permission of the Local Planning Authority in an application on that behalf.

   Reason: To safeguard the historic and architectural character, appearance and setting of this local interest building in the Broadwater Conservation Area.

INFORMATIVES

1. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr H Barnes-Moss on (01903) 221348 who is the Case Officer for this application.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

WB/08/0337/FULL

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H16 - Domestic Extensions and Alterations

Saved West Sussex Structure Plan Policies 2001 – 2016

CH4 - Conservation areas and historic towns and villages
DEV1 - High Quality Development

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.